

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	233 Greencroft Road	Date:	July 28 th , 2015
Perm. Parcel No:	811-04-036	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	OH Seven, LLC	Maximum Occupancy:	4 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially tree branches and tree debris in back yard on concrete pad area.
- 2) All siding must be present and in good condition. Repaint the back side of house or install new, vinyl siding.
- 3) Repair/replace damaged soffits.
- 4) All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the front porch/ramp accordingly. Stain/paint the porch assembly.

GARAGE:

- 1) Review occurred in our archives and on the county auditor's site. All information indicates that a garage was built, the garage has had orders for repairs and that it exists. Since my field visit indicated that the garage structure above the foundation had been removed without permits and is required as part of the zoning requirements a new garage is to be erected per the Building Commissioner. This garage may be built on the existing foundation. Permits are required to be obtained from a Bedford registered contractor.

EXTERIOR ITEMS:

- 1) All doors must open and close properly. Repair or replace the front door with holes and missing strike plate, accordingly.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

Certificate of Inspection
233 Greencroft Road
OH Seven, LLC
July 28, 2015

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) All gravel driveways and parking areas shall be paved with asphalt or concrete material (hard surfaced).

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance. Hole in top of panel.
- 2) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 3) All lights, outlets and switches must be complete and operate properly. Electrical devices may not be painted.
- 4) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

GENERAL PLUMBING ITEMS:

- 1) All sanitary drain, waste vent and water lines to be properly supported.
- 2) Replace transition fitting between galvanized DWV and PVC DWV with correct fitting.

GENERAL HVAC ITEMS:

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
- 2) Replace the obsolete gas valve at the furnace with the correct ¼-turn gas shut-off valve.

BASEMENT ITEMS:

- 1) Clean and disinfect the basement.
- 2) Install a handrail on the basement stairs.
- 3) Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
- 4) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 5) Scrape and paint the basement walls with block-filler paint.
- 6) All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.

KITCHEN ITEMS:

- 1) Flooring must be sanitary. Clean the kitchen flooring.
- 2) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 3) Clean, repair and disinfect the kitchen cabinets.
- 4) Add GFCI protection to all kitchen countertop outlets.
- 5) Install an air admittance valve under kitchen sink.

Certificate of Inspection
233 Greencroft Road
OH Seven, LLC
July 28, 2015

BATH ITEMS: First Floor

- 1) Bathrooms must be equipped with an operable window or an exhaust fan.
- 2) Flooring must be smooth and water-tight. Use of the 2x4 raised area under the toilet is not allowed. Revise plumbing to install the toilet correctly on flooring.
- 3) Showers and tubs must have water repellant walls. Seal all gaps between tub/floor.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 6) Properly install the toilet assembly.
- 7) Caulk base of toilet leaving 1/2" in rear without caulk.
- 8) Install an air admittance valve under bathroom sink.
- 9) Caulk backsplash of sink.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Replace the handrail to the back door stairs and the finished attic storage.
- 3) Install a new smoke detector on the first floor level(s).
- 4) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 5) Install smoke detectors in each bedroom.

Note: there is a finished attic that may have been used for two bedrooms but the headroom does not meet the minimum height of 7'-0" as any single point as required in the Ohio Residential Code 2103 section 305.

***GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR
INTERVAL ON THIS PROPERTY***

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FOUR (4) occupants (total of both adults and children)